

# Balgonar, 19 Main Street

COLINSBURGH, LEVEN, FIFE, KY9 1LR



*Three-bedroom period property with lounge, dining room, kitchen and fabulous additional storage space including pantry*



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McEwan Fraser Legal is delighted to present this three-bedroom house in Colinsburgh. This inviting semi-detached villa, set in a charming village location, offers spacious accommodation and a practical layout perfect for family living.

# THE LOUNGE



On the ground floor, you'll find a welcoming lounge and dining room, creating a warm space for relaxing or entertaining. The first of three bedrooms is also conveniently located on this level, alongside a spacious kitchen with plenty of room for meal preparation. Additional features include a utility room and two walk-in pantries, providing excellent storage options.



# THE KITCHEN, DINING ROOM, PANTRY & UTILITY





# BEDROOM 3

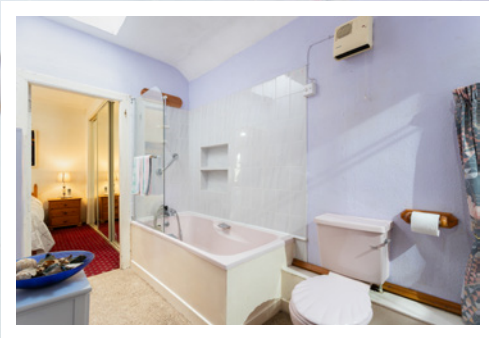






Upstairs, two further bedrooms offer comfort and space, with one featuring a dual aspect for added light, while the spacious bathroom completes the upper level.

# THE BATHROOM





# BEDROOM 1





# BEDROOM 2





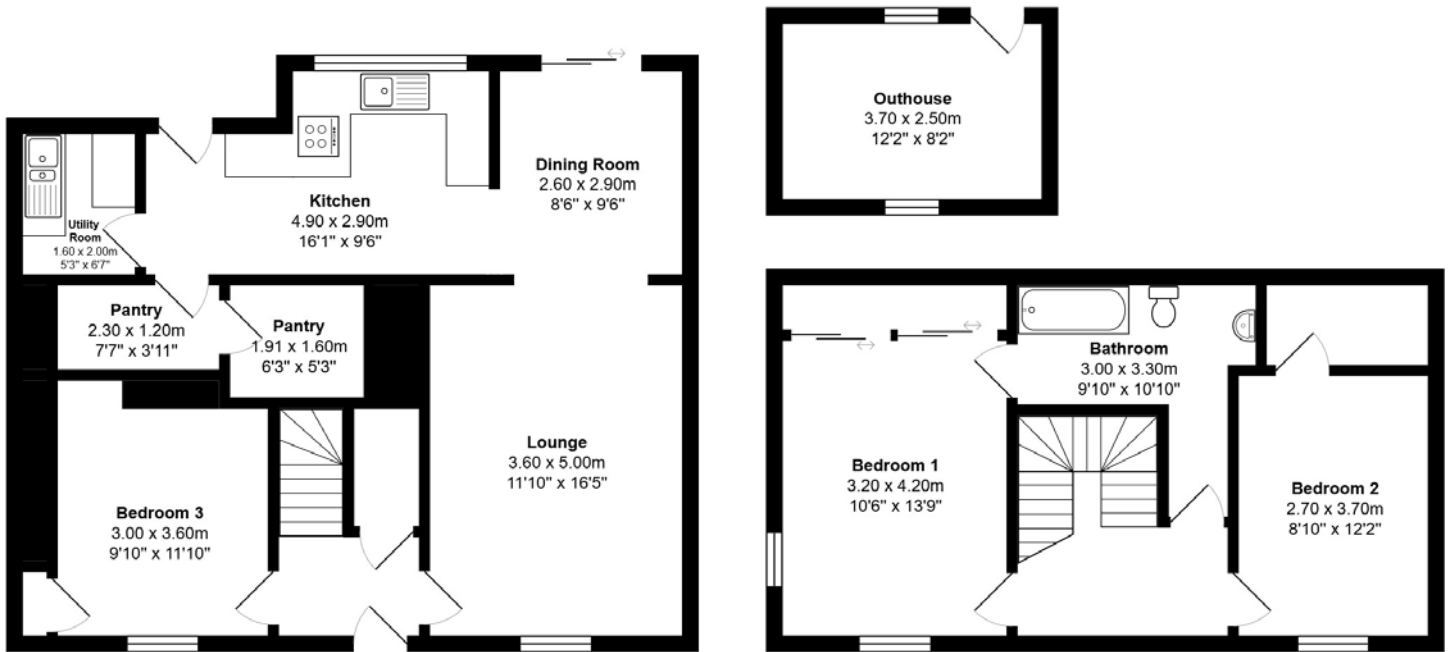
Outside, the property benefits from a drive to the side for off-road parking, an outhouse, and secure gardens at the back, offering a private outdoor area ideal for enjoying the peaceful village surroundings.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 108m<sup>2</sup> | EPC Rating: D



# THE LOCATION

Nestled in the stunning landscape of Fife, Colinsburgh is a charming village that offers the perfect blend of rural tranquillity and vibrant community life. With its picturesque streets and friendly atmosphere, this idyllic location is an ideal choice for those seeking a peaceful yet connected lifestyle. Colinsburgh boasts a rich history and is surrounded by breathtaking natural beauty, including rolling hills and scenic coastal views. Residents can enjoy leisurely walks along the Fife Coastal Path or explore the nearby countryside, making it a haven for outdoor enthusiasts.

The village features a range of local amenities, including quaint shops, inviting cafes, and essential services, all within easy reach. Families will appreciate the quality of educational facilities nearby, while community events and activities foster a strong sense of belonging among residents. Conveniently located, Colinsburgh offers excellent transport links to larger towns and cities, ensuring that urban amenities are never far away. Whether you're looking for a quiet retreat or a place to raise a family, Colinsburgh provides a welcoming and nurturing environment.

Experience the charm and warmth of Colinsburgh, where community spirit thrives, and the beauty of Fife awaits. Discover your new home in this enchanting village today!



  
**McEwan Fraser Legal**

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